



MINUTES OF THE
WOODLANDS HOMEOWNER'S
ASSOCIATION



I. CALL TO ORDER. The Woodlands Homeowners Association began at 6:10 EST on October 1, 2025. Bo Bowen, President, moderated the session.

II. ROLL CALL. The rollcall was done by the secretary, Laura Bailleul. The following personnel were present:

Bo Bowen, President
Cynthia Johnson, Vice President
Laura Bailleul, Secretary

III. READING & APPROVAL OF MINUTES. The minutes from the September 9, 2025, meeting were approved and posted to the WHOA App, Facebook group and Website on September 18, 2025.

IV. REPORTS OF OFFICERS

PRESIDENT – We had an excellent quarterly Zoom meeting on 9 September 2025. It would be nice to see more homeowners participate in the future, for many reasons. We still need more active participation in elections, helping the board and committees for a community this size. We are in discussion with the developer about the proposed new park in Phase 8 and have been notified that it would be at the intersection of Willowbrook Lane and a future road to be named Red Fox Lane. The enclosed document with these minutes shows where the park is proposed to be in Phase 8. We've spoken with the developer who relayed concerns about speeding and damage to public roads. These concerns have been passed on to contractors who in turn relayed this to subcontractors to mitigate the concerns. As a reminder, the board has no authority over the roads as that's a matter for the applicable city. We've relayed our safety concerns and requested Trinity to reduce the congestion at their corner house at Long Leaf Trace and Southern Woods Trail by the Old Perry Road entrance. The developer has installed a fence around the Bristleleaf Path retention pond; as a reminder, these ponds are WHOA property and are not to be stocked or trespassed upon. The construction entrance at 127 has been reopened and the builders have been told to utilize it. The new Highway 127 entrance across from Wardlow Lane in Phase 8 (this is not a construction entrance) plans have been submitted and are awaiting GDOT approval. The entrance is tentatively projected to begin Spring/Summer 2026. The Phase 7 Moody Road entrance is tentatively projected for 2027; more to come when this project will start. The board voted on removing the builder signs at the 4-way intersection on Woodlands Blvd; we will contact the respective builders to remove them. We have noticed some of the trees on Woodlands Blvd at the Highway 127 entrance are looking unhealthy. We are going to ask an arborist to come out to tell us whether they are dead/diseased and mark them for future removal.



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ARCHITECTURAL CONTROL COMMITTEE (ACC) – Approved 9 home improvement requests, 1 in-work/pending additional information from homeowner. Addressed 2 covenants violation with homeowners. All covenants and plats received to date have been posted to the website and will continue to be updated as needed.

ELECTIONS COMMITTEE – Nominations were mailed out and posted on the website and app. They may be filled out and submitted online, mailed to WHOA Nomination c/o Election Committee, 300 Woodlands Blvd, Kathleen, Ga 31047, or emailed to whoaelectioncommittee@gmail.com and must be received by 3 October 2025. Nominees will be notified within 1-3 days after submission deadline to accept or decline.

GROUNDS AND MAINTENANCE COMMITTEE – If anyone is interested in helping to start up this committee, we would love to have you email us at whoahouston@gmail.com. The electricity issue at the 127 entrance left wall as you enter the Woodlands required boring under the street to the gate shack is now complete and has been working with no issues for approximately a week.

WELCOMING COMMITTEE – Once the final packets are done at the printers, the committee members will be able to distribute them to our new residents after they have moved into their homes.

VICE PRESIDENT – Nothing to report at this time, as the Welcoming Packet has been completed.

SECRETARY – The app is fully functional, and residents continue to join it; there is information in the welcome packet as well. The main reason for the app is for residents to have website information easily accessible on their phones versus going to a website on their browser. The Facebook page/group will be phased out by November 30, 2025, as the app and website will be our main sources of information sharing for residents, as they mirror one another. We highly encourage all residents to search for **Woodlands HOA GA** on both app stores and download it. Once downloaded, you will create an account, and you will be verified to join. Once approved, you will receive a notification from the app that your account has been verified. A Quick FAQ sheet was done that will be dispersed to all closing attorney offices and local real estate agents. The signs for assessments have been put out at locations throughout the community for WHOA residents to see. The Welcome Packet is currently at the printers; I will be purchasing manilla envelopes to put them in. Once everything is in hand, they can be handed off to the Welcoming Committee to stuff and hand out. I signed the contract and paid the fee for Matt Arthur Primary School; we need to provide a copy of our insurance to them so they can approve it at the district level.

TREASURER – We need finalize the budget we began developing on 6 August 2025 for 2026 and beyond. September 1 – 30, 2025 report has been pulled for the minutes. All invoices have been loaded and sent to Jennifer and have been approved/paid. 2025 outstanding



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assessments were turned over to Frick's Law Firm to place liens on the homes. We had a total of 26 homes that did not pay their 2025 assessments, and we've already had a couple of residents reach out to Frick's to make payment. Thank you to all homeowners that paid your 2025 assessment and/or late fee. As a reminder, liens (previous years or current year) can only be cleared by and payments made through the law firm that filed them, as there are other court and law firm fees, etc., associated above and beyond the assessment and late fee. The WHOA will not accept payments and cannot clear your lien once they are filed and will refer you to Frick's law firm to clear the lien.

V. UNFINISHED BUSINESS – The board believes it is important to have 7 board members with 2-year terms and alternate terms each year with 4 one year and 3 the next so there is always continuity, and due to the sheer size of this community. We will be drafting a document to take door-to-door to try and obtain the required number of signatures to change the WHOA bylaws. We are replacing fencing that requires replacement as we're charged to do in accordance with the bylaws outlined in Section 5.01 "Duties and Responsibilities" of board members, and protective covenants. The time is to be decided, and the fencing will only be installed on WHOA property.

VI. ANNOUNCEMENTS - The next board meeting will be held on November 4, 2025, at 6:00 pm.

VII. ADJOURNMENT. There being no further business, the meeting was duly adjourned at 6:50 by the moderator, Bo Bowen, President.

Patrick Bowen

Laura Bailleul

PATRICK BOWEN, President
Woodlands Homeowners Association

LAURA BAILLEUL, Secretary
Woodlands Homeowners Association

